

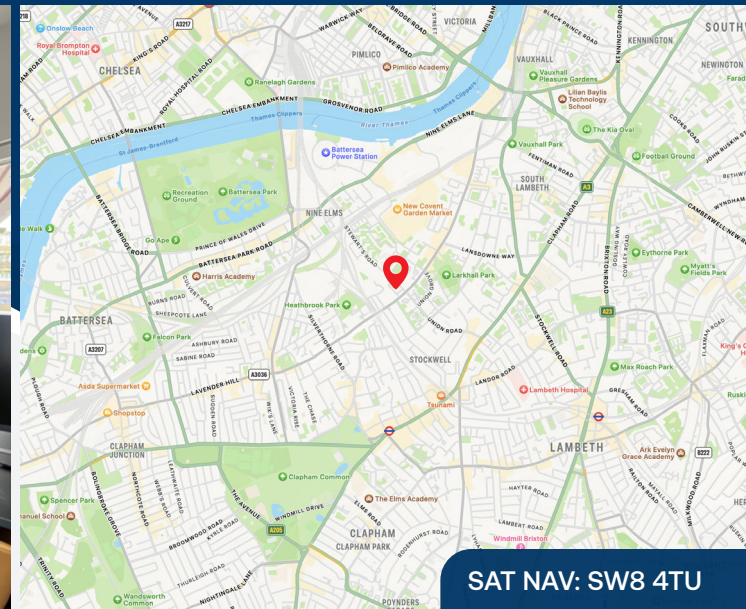
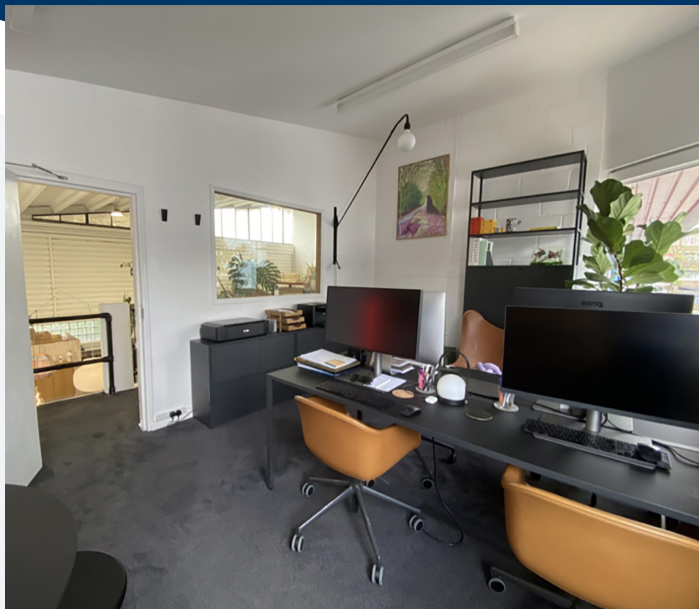
WAREHOUSE TO LET

UNIT 1, MICHAEL MANLEY INDUSTRIAL ESTATE, BATTERSEA SW8 4TU
1,702 SQ. FT - 158 SQ. M

TO LET

COGENTRE.CO.UK

TO LET
1,702 SQ. FT



LOCATION

Michael Manley Industrial Estate consists of 4 industrial units situated just to the south of Nine Elms and north of the Wandsworth Road with easy access to Central London over Chelsea and Vauxhall Bridges. The local area is well connected to public transport links and benefits from the London Underground Northern Line extension, at Nine Elms and Battersea.

DESCRIPTION

A rarely available light industrial unit located in Battersea, close to central London. Unit 1 is of brick construction with metal sheet cladding. The unit benefits from roller shutter access, a clear span warehouse with first floor office space, and designated parking in a gated estate.

EPC

The property has an EPC rating of 109 E

ACCOMMODATION

The site provides the following approximate area:

	SQ FT	SQ M
Warehouse	1,252	116.3
Office	450	41.8
TOTAL GIA (approx)	1,702	158

AMENITIES:

- 3 Phase Power
- Energy Efficient Lighting
- Office Space
- Parking
- Roller Shutter

Prices shown are exclusive of VAT, business rates, service charge and insurance costs.

VAT

VAT will be chargeable on the terms quoted.

RENT

£5,673.00 PCM
+ VAT

BUSINESS RATES

Current RV is £29,500 pa so rates payable is c.£15,045 pa (Guidance only, Interested parties to check with VOA).

FOR FURTHER DETAILS PLEASE CONTACT:



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